

AMENDED IN ASSEMBLY MARCH 30, 2004

CALIFORNIA LEGISLATURE—2003–04 REGULAR SESSION

**ASSEMBLY BILL**

**No. 2311**

**Introduced by Assembly Member Jackson**

February 19, 2004

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An act *to add Section 12815 to the Government Code*, relating to energy efficiency.

LEGISLATIVE COUNSEL'S DIGEST

AB 2311, as amended, Jackson. Energy efficiency: ~~State Green Building Bank~~ *sustainable building*.

Existing law establishes various state programs to encourage conservation and energy efficiency in public buildings.

~~This bill would declare the intent of the Legislature to enact legislation to establish a State Green Building Bank in order to allow private and public funds for targeted public loan guarantees to enable retrofitting of buildings using environmentally sustainable and energy efficient methods.~~

*This bill would provide that the state sustainable building goal is to site, design, demolish, construct, renovate, operate, and maintain state buildings that are models of energy, water, and materials efficiency, while providing healthy, productive, and comfortable indoor environments and long-term benefits to the residents of the state. The bill would require the Secretary for State and Consumer Services to facilitate the incorporation of sustainable building practices into the planning, operations, policymaking, and regulatory functions of state agencies and, no later than July 1, 2005, submit a report to the Governor with a recommended strategy for achieving this objective.*

Vote: majority. Appropriation: no. Fiscal committee: ~~no~~—yes.  
State-mandated local program: no.

*The people of the State of California do enact as follows:*

~~SECTION 1. It is the intent of the Legislature to enact legislation to establish a State Green Building Bank in order to allow private and public funds for targeted public loan guarantees to enable retrofitting of buildings using environmentally sustainable and energy efficient methods.~~

SECTION 1. *The Legislature hereby finds and declares all of the following:*

(a) *California is committed to providing leadership on energy, environmental, and public health issues by implementing innovative and resource-efficient public building design practices and other state government programs that improve the lives of California's 34.5 million residents.*

(b) *The state invests approximately \$2 billion annually for design, construction, and renovation, and more than \$600 million annually for energy, water, and waste disposal at state-funded facilities.*

(c) *A building's energy, water, and waste disposal costs are computed over a 25-year period, or for the life of the building, and far exceed the first cost of design and construction.*

(d) *An opportunity exists for California to foster continued economic growth and provide environmental leadership by incorporating sustainable building practices into the state capital outlay and building management processes.*

(e) *Sustainable building practices utilize energy, water, and materials efficiently throughout the building life cycle; enhance indoor air quality; improve employee health, comfort, and productivity; incorporate environmentally preferable products; and thereby substantially reduce the costs and environmental impacts associated with long-term building operations, without compromising building performance or the needs of future generations.*

(f) *The widespread adoption of sustainable building principles would result in significant long-term benefits to the California environment, including reductions in smog generation, runoff of water pollutants to surface and groundwater sources, the demand*

1 *for energy, water, and sewage treatment services, and the fiscal and*  
2 *environmental impacts resulting from the expansion of these*  
3 *infrastructures.*

4 *(g) It is critical that state government provide leadership to*  
5 *both the private and public sectors in the sustainable building*  
6 *arena.*

7 *(h) It is the intent of the Legislature to establish a state*  
8 *sustainable building goal.*

9 *SEC. 2. Section 12815 is added to the Government Code, to*  
10 *read:*

11 *12815. (a) For purposes of this section, “secretary” means*  
12 *the Secretary for State and Consumer Services and “state agency”*  
13 *means any state agency, department, board, commission, office, or*  
14 *other entity of state government, including the University of*  
15 *California, California State University, California Community*  
16 *Colleges, constitutional officers, and the Legislature.*

17 *(b) The sustainable building goal of state government is to site,*  
18 *design, demolish, construct, renovate, operate, and maintain state*  
19 *buildings that are models of energy, water, and materials*  
20 *efficiency, while providing healthy, productive, and comfortable*  
21 *indoor environments and long-term benefits to residents of the*  
22 *state.*

23 *(c) The secretary shall facilitate the incorporation of*  
24 *sustainable building practices into the planning, operations,*  
25 *policymaking, and regulatory functions of each state agency*  
26 *consistent with the following objectives:*

27 *(1) Implement the sustainable building goal in a cost-effective*  
28 *manner.*

29 *(2) Identify economic and environmental performance*  
30 *measures.*

31 *(3) Determine cost savings.*

32 *(4) Use extended life cycle costing.*

33 *(5) Adopt an integrated systems approach that treats the entire*  
34 *building as one system and recognizes that individual building*  
35 *features, such as lighting, windows, heating and cooling systems,*  
36 *or control systems, are not stand-alone systems.*

37 *(d) In implementing this section, the secretary shall broadly*  
38 *consult with appropriate private sector individuals and public*  
39 *officials, including, the Director of Finance, the Secretary of*  
40 *Business, Transportation and Housing, the Secretary for*

1 *Education, the Secretary for Environmental Protection, the*  
2 *Secretary of California Health and Human Services, and the*  
3 *Secretary of the Resources Agency.*

4 *(e) No later than July 1, 2005, the secretary shall submit a*  
5 *report to the Governor containing a recommended strategy for*  
6 *incorporating sustainable building practices into development of*  
7 *state facilities, including leased property. Thereafter, on an annual*  
8 *basis, the secretary shall report to the Governor and the*  
9 *Legislature on the activities and efforts of all state agencies to*  
10 *implement the state's sustainable building strategy.*

11 *(f) All state agencies shall cooperate fully with the secretary*  
12 *and provide assistance and information as needed to implement*  
13 *this section.*

